

+/- 2,875 SF | Hard Corner Retail
Available for Lease
338 Ogden Ave | Downers Grove, IL



The property features:

- Located at a signalized hard corner intersection providing exceptional accessibility and visibility
- High-profile frontage along Ogden Avenue with approximately 27,100 vehicles per day
- Strong co-tenancy with national retailers including Five Guys and Sports Clips
- Situated within the highly active Downers Grove commercial retail corridor
- Nearby big box grocers include Fresh Thyme Market, Trader Joes, Aldy and Jewel.
- Excellent exposure to consistent retail traffic and surrounding businesses
- Dense urban population base supported by strong demographic fundamentals

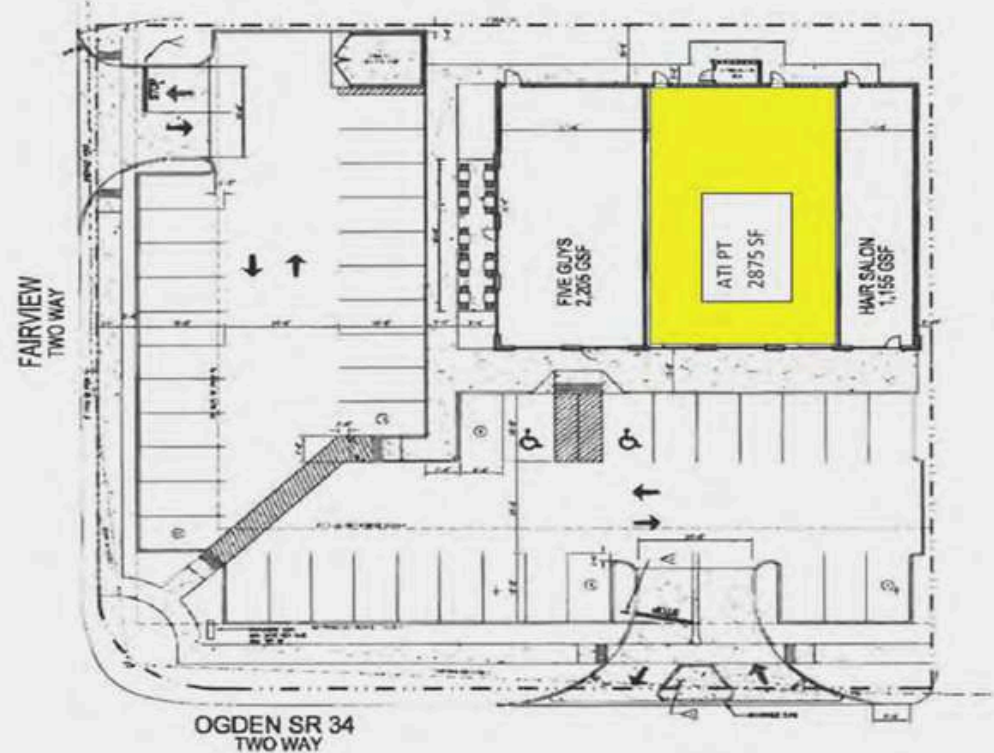
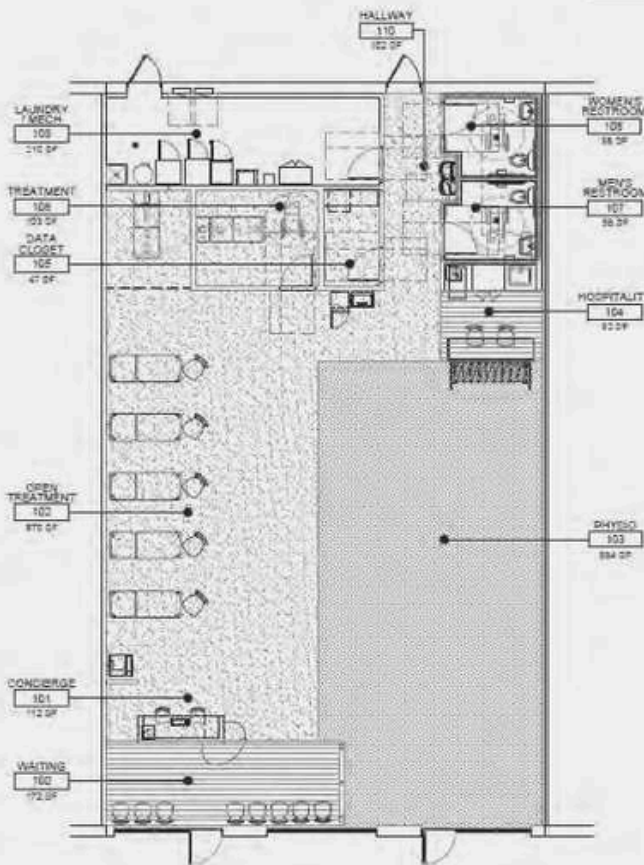


SITE PHOTOS



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Floor Plan:



SITE PHOTOS



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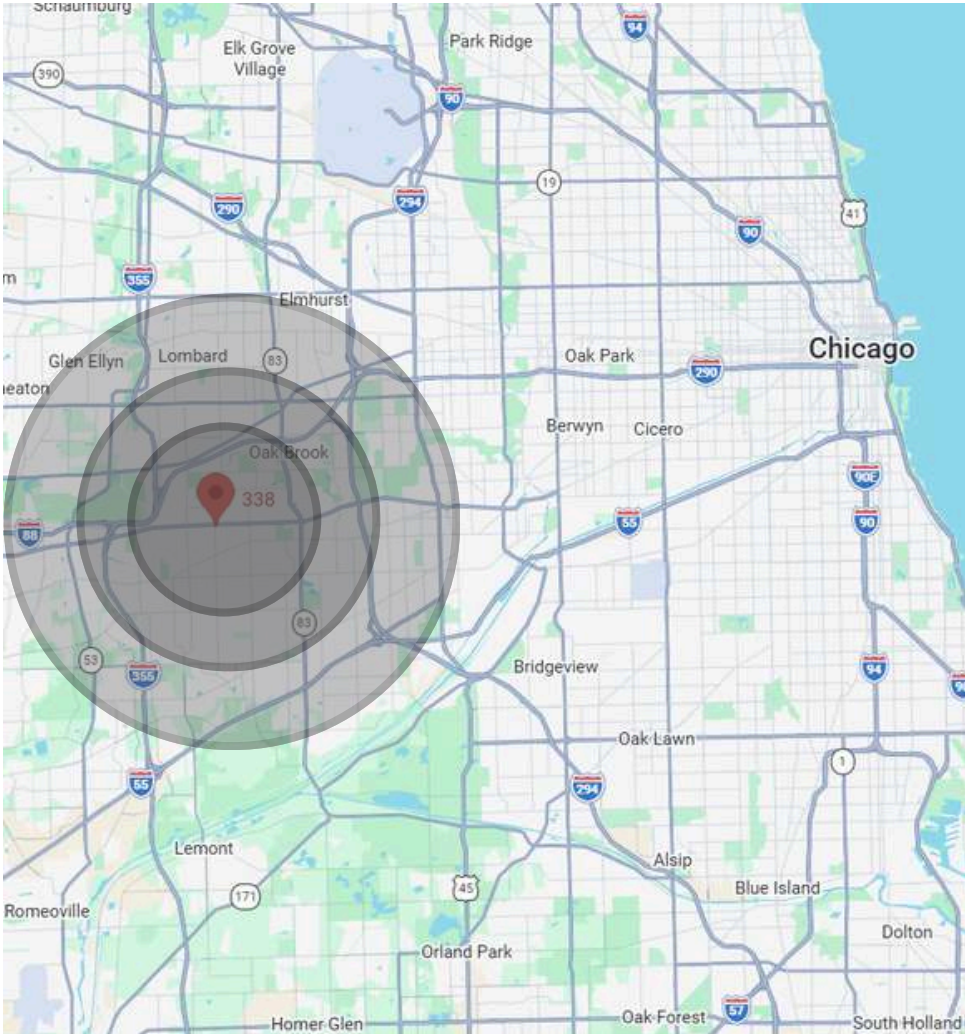
Downers Grove is a vibrant, established suburb located just 22 miles west of Downtown Chicago, offering an ideal balance of accessibility, affluence, and community appeal. With convenient access to Interstates 88 and 355 and a Metra rail line to Chicago, the village is a highly connected destination for residents, employees, and visitors.

The community benefits from a strong employment base, with major employers including Advocate Good Samaritan Hospital, Dover Corporation, and numerous corporate offices and business parks throughout the I-88 East–West Corridor. This concentration of employers supports a consistent daytime population and sustained consumer demand.



Downers Grove is further distinguished by strong household incomes well above the national average, top-rated schools, and attractive residential neighborhoods. A thriving downtown, walkable districts, and established retail corridors anchored by national brands and local businesses create a dynamic environment for shopping, dining, and services.

With its stable economy, affluent demographics, and proven retail performance, Downers Grove offers an exceptional opportunity for retailers and investors seeking long-term growth, visibility, and market strength in Chicago's western suburbs



	<u>DEMOGRAPHICS</u>		
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2024 AHI:	\$148,599	\$129,179	\$130,503
2024 POP:	12,500	99,500	263,000
2024 #HHs:	4,600	40,200	105,300

	<u>Traffic Counts</u>
Ogden Ave:	+/- 27,100 VPD
Fairway Ave:	+/- 13,600 VPD



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